

Westfield-Washington Advisory Plan Commission held a meeting on Monday, June 6, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Cindy Spoljaric, Bill Sanders, Dan Degnan, Pete Emigh, Robert Horkay, Steve Hoover, Bob Spraez, and Danielle Tolan.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Jennifer Miller, Senior Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve the May 2, 2011 minutes as presented.

Motion: Emigh; Second: Tolan; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as Public Hearing Rules.

ITEMS OF BUSINESS

Case No.	1106-REZ-02
Petitioner	M & I Bank
Description	16201 Springmill Road
	M&I Bank requests a change in zoning from the AG-SF1 District to the GB District on approximately 1.8 acres.

Todd reviewed the change in zoning request for property located just north of the access point of the Springmill Commons Shopping Center. He stated that the M&I Bank facility at Greyhound Court will be impacted by the U.S. 31 Major Moves project. He added that the City's Economic Development team has been working closely with M&I to find them a new location in Westfield, and this is their preferred location. Todd also stated that the petitioner has agreed to limit the uses allowed on this property to banks and other similar financial institutional uses.

Mr. Ken Hall, M&I Bank, stated that the bank is working with staff on commitments and the specific location of the drive-through, as well as the design and development of the property. He added that the bank is reviewing vehicular and pedestrian access with the developer of the neighboring Springmill Commons shopping center.

A Public Hearing opened at 7:14 p.m.

Ms. Diane Zeph stated that she does not want to see this land rezoned to commercial. However, she further stated a bank is probably not the worst scenario, but that she would like to see something showing a transition from business to housing. She added that there should not be any entrances or exists directly on to Springmill Road. She would also like to see very nice landscaping, especially on the north side of the property.

1
2 Mr. Mic Mead stated that the Commission has an opportunity to show sensitivity by attaching conditions
3 which will control the building's use and appearance. He asked the Commission not to approve the
4 rezone until they are shown a committed rendering of the building and its landscaping plan.
5

6 Mr. Jim Ake stated that M&I Bank has proven to be a good citizen to this community and stated that the
7 bank is required to move because of the U.S. 31 project. He also stated that it will be important in the
8 future that the community and Commission consider these types of issues with other businesses that will
9 need to relocate because of U.S. 31. He stated that the Commission has the power to limit the uses of this
10 piece of land, adding that he agrees with previously-stated comments regarding limiting the uses on the
11 property. He asked that the traffic be a consideration and that a cut onto Springmill Road be ruled out as
12 an option.
13

14 Mr. Kevin Buchheit, representing the Westfield Chamber of Commerce, encouraged the Commission to
15 seriously consider this and future similar rezoning petitions, for the sake of business retention in
16 Westfield. He added that the Chamber respectfully encourages the Commission to send this petition to
17 the City Council with a positive recommendation.
18

19 Mr. Julius Kasa expressed dissatisfaction with the existing commercial center. He stated that he is not
20 against the bank, but expressed concern about paying more taxes.
21

22 Mr. Philo Lang has been working with M&I Bank on relocation and stated this site, from a commercial
23 real estate standpoint, is a very good transitional site.
24

25 The Public Hearing closed at 7:27.
26

27 Hall responded to public hearing comments, stating that they have listened to the community and staff
28 and are in the process of adapting the site design to a more neighborhood transitional design with heavy
29 landscaping.
30

31 Sanders stated that he would like to see loan offices removed from the list of permitted land uses.
32

33 Hoover stated that the key issues include architecture, landscaping, and access from Springmill Road, and
34 that these issues need to be addressed by M&I in order to satisfy the neighbors.
35

36 Spoljaric stated that this fits better under the LB classification than the GB classification. She added that
37 the maximum building height should be a restriction in the conditions for future petitions.
38

39 Sanders stated that the Springmill Road curb cut would create an east/west roadway through the property.
40 He expressed concern with traffic cutting through there rather than using the existing entrance along the
41 south end of the property.
42

43
44 Case No. 1106-CPA-01
45 Petitioner City of Westfield
46 Description Westfield Thoroughfare Plan Amendment
47 Petitioner requests approval of an amendment to the Westfield Thoroughfare Plan, a part
48 of the Westfield-Washington Township Comprehensive Plan.
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1 Skelton gave an update on the progress of the Grand Park project, stating that the Grand Park project has
2 been under design for several months now and is getting close to being finalized.

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4 Miller presented the proposed changes to the Westfield Thoroughfare plan, which are to improve traffic
5 flow and economic development opportunities in and around the Grand Park Sports Campus. She stated
6 that the additions include the extension of Wheeler Road to Tomlinson Road and a roundabout at 191st &
7 193rd Streets and Horton and Springmill Roads.

8
9 Sanders expressed concern about the intersection at 191st Street and Tomlinson Road, which is under
10 water, and asked about resolution.

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12 Skelton responded that as the plans become finalized, they will be shared with the Commission.

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14 A Public Hearing opened at 7:55 p.m.

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16 Ms. Sharon Williams expressed concern about the flooding issue and wants to make sure that the property
17 she lives on is not confiscated. She stated that she does not live very far from the Monon Trail and
18 requested that when the City and the Commission plan to do anything, that they do not cross her property
19 line.

20
21 Mr. Brian Morales expressed concern regarding the deletion of the Oak Ridge Road extension and the
22 deletion of the proposed frontage road on Sun Park Drive.

23
24 Mr. Chris Bluto expressed concern about the potential congestion of the future roads.

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26 The Public Hearing closed at 8:05 p.m.

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28 Miller responded to public hearing comments stating the extension of Oak Ridge Road was removed in
29 order to make the Sports Complex more pedestrian friendly. In addition, she stated that Wheeler Road
30 was extended to Tomlinson Road, creating a north/south road network, which is consistent with the
31 Hamilton County Transportation Plan for areas north of Washington Township. She added that as for the
32 misalignment of Westfield Park Road with Wheeler Road, the change will be made on the map for the
33 next Commission meeting.

34
35 **DELEGATED TO STAFF**

36
37 Todd reviewed two plats, which have been filed and have been before the Technical Advisory Committee
38 for initial review. The plats include: The Meadowlands at Viking Meadows, Section 2, and Andover,
39 Section 5.

40
41 **REPORTS**

42
43 Degnan stated that the Board of Zoning Appeals has seen a few requests lately that provide short-term
44 locations for certain projects along U.S. 31. He added that the Board has been adding time limits to these
45 variances which coincide with the timing of the U.S. 31 Major Moves project.

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50 **ADJOURNMENT** (8:10 p.m.)

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2 Approved (date)
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4 _____
5 President, Robert Smith, Esq.
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7 _____
8 Vice President, Cindy Spoljaric
9

10 _____
11 Secretary, Matthew S. Skelton, Esq.

DRAFT